

Johnson asked about the filter medium in the pods and the impact of disposal. Corey Matson (Pacific Affiliates) spoke regarding the dosing tank, with a central location near the other tanks. Each zone in the leach field would be dosed 4-5 times per day with time to drain and recover between doses. Dosing is the dissipation of liquid through the leach field, not the use of chemicals. Technology is provided to take care of the high levels of grease in the waste. The expected lifetime of the filters is approximately 40 years, at least the length of the life of the system. The company has experience in coastal areas in southern CA.

Johnson suggested putting up witness poles for informing the public about the scope of the project. Shirley Laos referenced the comparative heights and footprints as included in the packet.

Sundburg noted that maintenance will be easier with the tanks consolidated lower down. Effluent would be retained for 2 days in the grease trap, 4-5 days in septic tank, and more in pods with no chemicals added. Consolidation cuts down on potential problems of infrastructure and maintenance.

Laos said the Tribal Council had discussed the architectural details of the building to conform with the style of Trinidad.

Lin asked about the retaining wall. Schneider noted the importance of stabilizing the hillside. Lin expressed concern about the visual effect of the retaining wall. Sundburg mentioned that the building will be a large portion of the wall, and an existing fence, which blocks a current retaining wall, will be replaced by the new wall. Laos mentioned that the existing iceplant and himalayas are non-native plant species. The Tribal Council discussed putting in new native vegetation. Lin also expressed concern about paving.

Greg Nesty noted that the roadway is graveled for the most part, and with significant rainfall compacted gravel has about the same permeability of pavement. Sundburg noted that liability for public safety was one of the reasons for pavement.

Johnson asked Parker about the BLM placard has to come back for approval. Parker noted that the covered kiosk design had already been approved with the condition that it be incorporated into this project.

#### **Open to Public Comment:**

Brad Twoomey-

Asked about the coloring of the building and fence. Parker noted the new fence would be chain-link with green slats. The siding would be painted hardiplank. The stonework is synthetic. Twoomey noted the status of Trinidad Head as a State Historic Landmark and its importance in the development of the area. The City ordinances place an importance on color consistency with native vegetation. Twoomey then asked about zoning. Originally the area was zoned commercial, as it shows on the maps, but not approved by the Coastal Commission because it was too general, and should have been coastal-dependent uses. In the 90's the City rezoned it as Harbor Zone and forwarded that designation to the Coastal Comm. City withdrew the application. It is currently "deferred certification" according to the Coastal Commission. Grading is allowed in any zone. A restroom is a pertinent or accessory use regardless of zoning. Twoomey also asked if there is a public street running through the parking lot. The City abandoned it, but it still appears on the parcel maps. There had been an easement for a proposed street.

Twoomey opined that current trends show slight insensitivity to what he believes the Head is all about, and activity should blend in with that. The shape of building should more resemble the shape of a rock. Official City representatives should be enforcing things, not private citizens. Johnson redirected the discussion back to the Item being discussed. Building inspectors and members of the construction industry seem to act in ways that devalue the natural beauty, which is valued by things being removed, not developed. He is interested in planning in advance to achieve the most natural appearance.

Nesty-

The Rancheria had the State Water Resources Control Board up and discussed the need for such a project. State Bond funding is in the 6<sup>th</sup> month of suspension, and they expect the conversion to stimulus money to be complete shortly. The funding is extremely time-sensitive.

Pennisi-

Expressed appreciation for the detail of the information given. He suggested a more unified design for the area. It is not currently natural in the Harbor area, but the design does include an earth-toned color scheme. Improving the septic system is a great asset. The new design is an improvement over the existing buildings. He stated that the design is "certainly fitting".

**Motion** (Pennisi/Lin) based on the information submitted in the application and included in the staff report and public testimony, to adopt the information and findings in the staff report, and approve the Grading Permit and Design Review as submitted and as conditioned in the packet, with a condition that landscaping be done to hide the wall to the extent practicable added to condition 8.

Fraser agreed that the design was appropriate, and reiterated the need for public restrooms.

Johnson applauded the design of the building. The current wall is being held up with old tires. Commended improvements such as removing old machinery and encouraged the consolidation of such in the new building. Other improvements of the view will be possible with the addition of the new facility. Expressed concern about the visual impact of the wall and seconded the interest in landscaping to minimize the visual impact. Encouraged as much permeable surface as possible.

Parker reread the motion. **Passed unanimously.**

The Commission took a two-minute break.

## 2. General Plan Update: Review Introduction and Land Use Element, glossary and figures.

Parker presented the information included in the packet.

### **Open to Commission:**

Lin-

The Vision Statement does not coincide with his idea of Trinidad as a fishing village. He sees the current vision statement as commercial- rather than conservation-oriented. He would like to see more “preservation” language rather than “development” language to support the small town atmosphere. He expressed interest in more possibilities for public input on the vision statement.

Lin noted the importance of the marine lab, its research, and the possible future of aquaculture. Johnson noted the Fort Bragg’s aquaculture section of the general plan. The Commission might expand the vision, which is now town-centric.

The Commission discussed the update and future steps and set a special meeting for July 1 at 6pm to walk from Chevron to the Memorial Lighthouse.

### **Open to Public Comment:**

Brad Twoomey – Trinidad

Questioned conforming policy to existing conditions. Ordinances are designed for the neighbors, not the developers. Suggested the ordinances get stricter. Johnson suggested Twoomey bring written comments to enable the Commission to respond.

Twoomey suggested making digital copies of the draft and sending it to all residents of the City. Johnson and Parker noted availability of documents on the City’s website.

## **VI. STAFF REPORT**

Parker will be at the Fish Festival on June 21, 2009 with General Plan information for the public. The Planning Commission funding for the general plan update was over-budget, but does not need to change speed.

The Clean Beaches Grants is still dependent on State Funding.

## **VII. COUNCIL LIAISON**

Council Liaison Bhardwaj presented the current goings-on of the City Council.

## **VIII. ADJOURNMENT**

Meeting adjourned at 9:35pm.

**Submitted by:**

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**Robin Fraser**  
Assistant City Clerk

**Approved by:**

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**Richard Johnson**  
Planning Commission Chair